

2061 E. EL MONTE BLVD. | DINUBA, CA 93618

Executive Summary



SALE PRICE

\$2,007,000

OFFERING SUMMARY

Available SF:

Lot Size:

27.0 Acres

Price / SF:

\$1.71

PROPERTY OVERVIEW

Approx 27 Ac of Residential and Commercial property on E. EL Monte Way and Crawford. Commercial portion is flexible depending on need, can be none or up to 12 acres. Residential portion can be up to 26+ ac. Priced as a bulk sale, though Sellers will consider splitting it. Great site with both residential and commercial uses adjacent to it. City is flexible on the Commercial vs Residential use at this location.

PROPERTY HIGHLIGHTS

- Commercial and/or Residential use
- Great location for Commercial Development
- Great Opportunity for Residential Development

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Additional Photos



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Location Map



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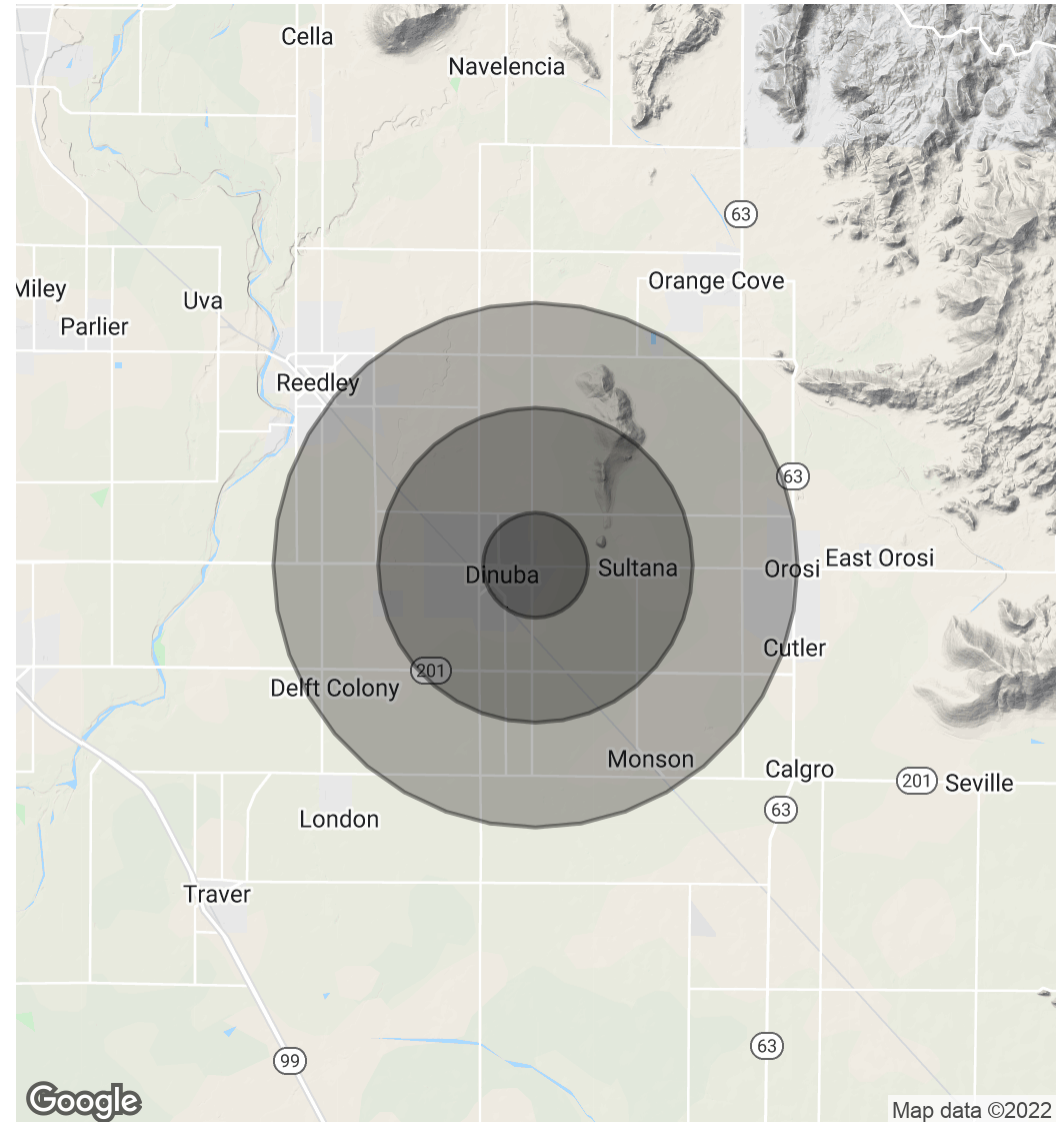
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,721	27,998	39,428
Average age	27.3	27.5	27.8
Average age (Male)	27.1	27.2	27.4
Average age (Female)	27.7	27.8	28.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,865	7,229	10,106
# of persons per HH	3.7	3.9	3.9
Average HH income	\$47,982	\$51,300	\$52,986
Average house value	\$195,593	\$215,433	\$251,550

* Demographic data derived from 2010 US Census



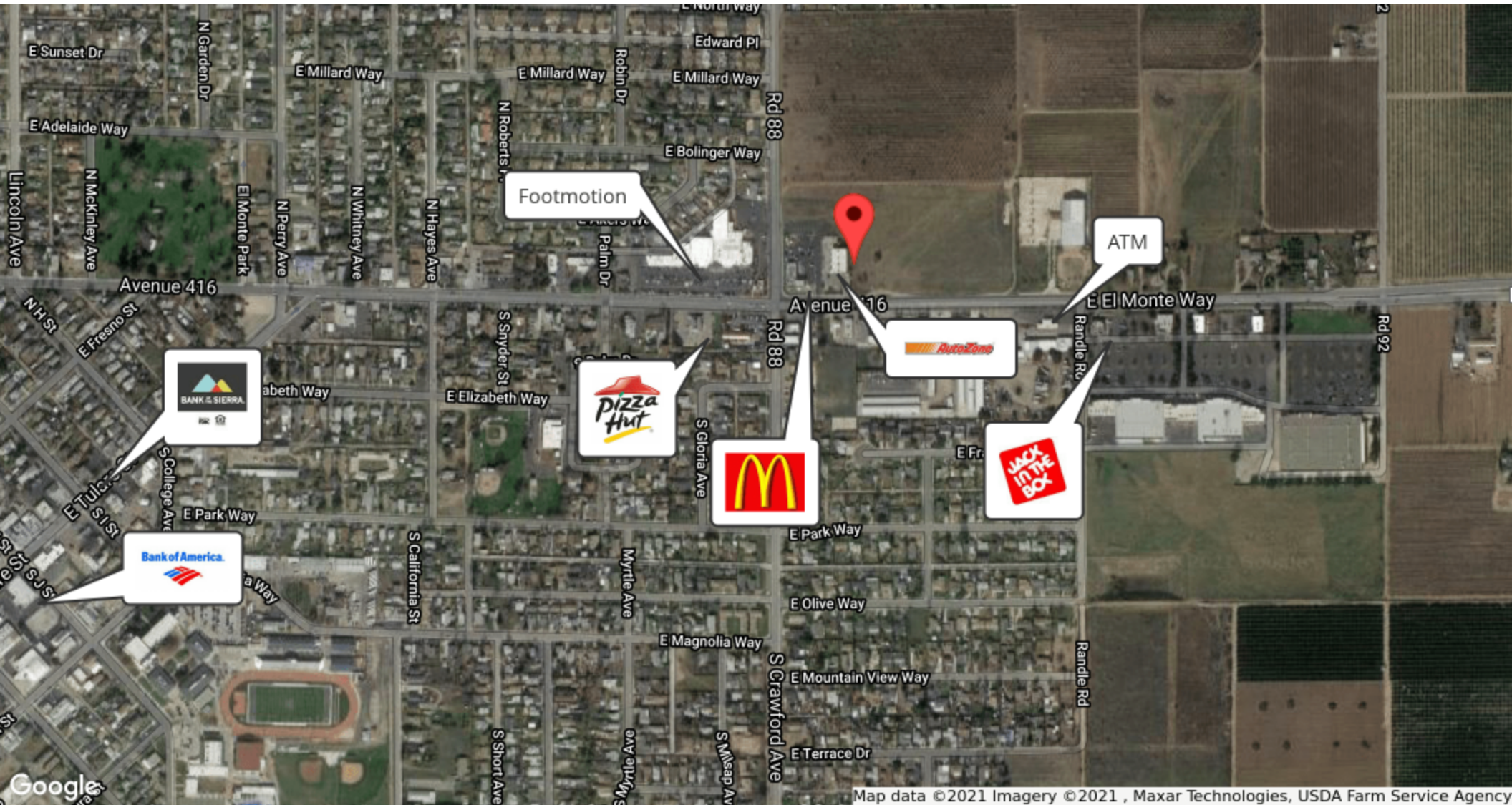
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Retailer Map



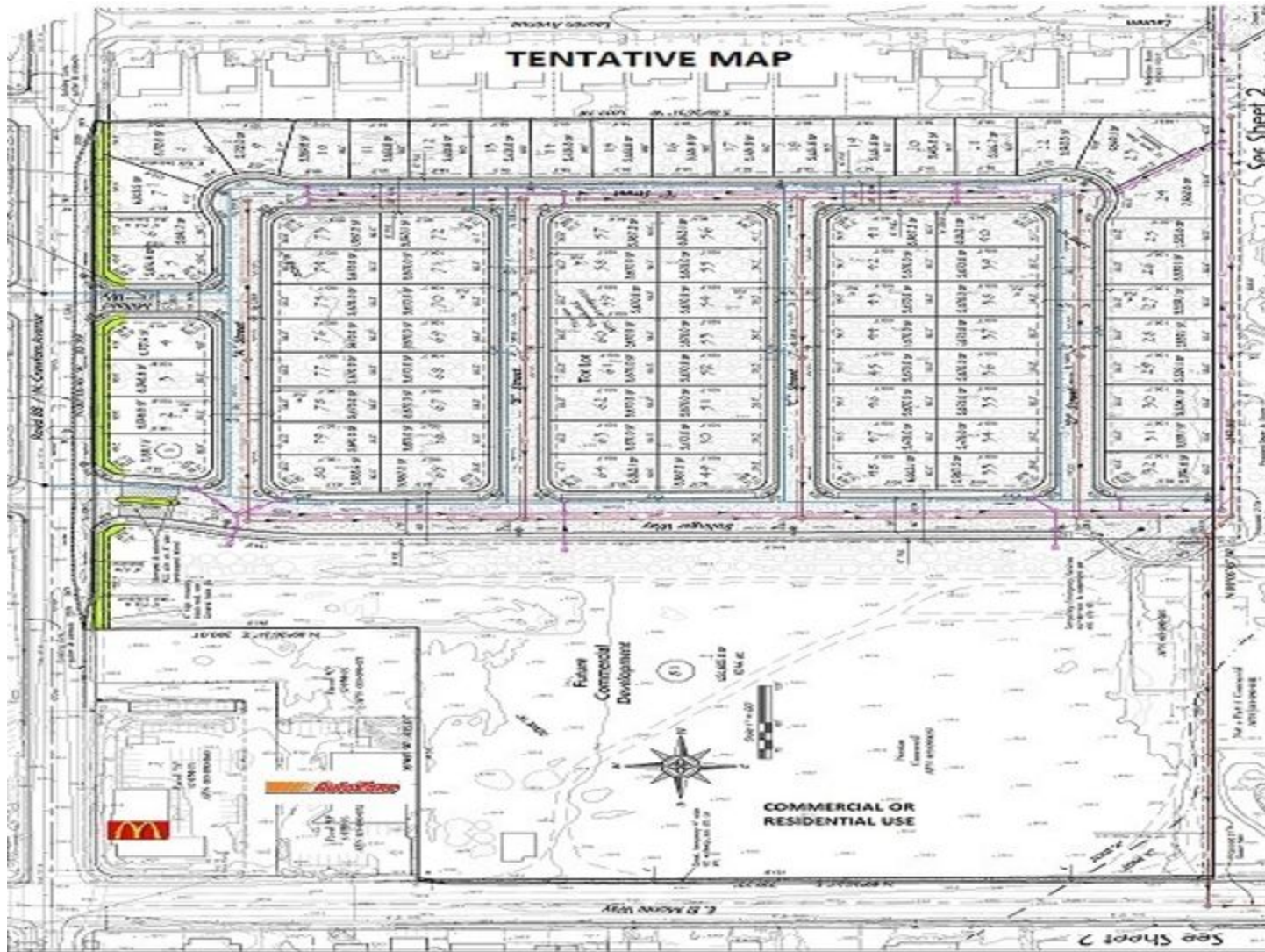
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Site Plan



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